FROM: MARC T. MCNAMEE
SUBSTITUTE TRUSTEE

TO: IRON CREEK VENTURES, INC., A DELAWARE CORPORATION
NEW OWNER

Address of New Owner as Follows:	**Send Tax Bills To:**	**Map-Parcel No.**
Iron Creek Ventures, Inc. 1779 Blackjack Road, East Pilot Point, Texas 76258	Same	Tax Map 106 Parcel 159.00

Davidson County DEEDTRS
Recvd: 05/22/07 10:37 3 pgs
Fees:18.00 Taxes:4625.00
20070522-0060861

THIS INSTRUMENT PREPARED BY NEAL & HARWELL, PLC
150 FOURTH AVENUE NORTH, SUITE 2000, NASHVILLE, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,250,000.00

Mark T. McNamee, Substitute Trustee
AFFIANT

LISA K. BRIAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 21st day of May, 2007.

Lisa K. Brian
NOTARY PUBLIC

My Commission Expires: 5/28/2009

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 20, 2000, of record in Instrument 20001221-0125369, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust," Hood Bay, LLC conveyed to C. Mark Carver, Esq., Trustee, the hereinafter described real estate, hereinafter referred to as "Property," to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, the Deed of Trust was assigned to Wells Fargo Bank N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2001-CK1 by that certain Assignment of Loan Documents of record in Instrument 20011203-0132023, said Register's Office, and subsequently assigned to Iron Creek Ventures, Inc., a Delaware corporation, by that certain Assignment of Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Assignment of Assignment of Leases and Rents of record in Instrument 20070521-0060274, said Register's Office; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Instrument 20070309-0029649, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of C. Mark Carver, Esq., Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 1:00 p.m. on May 14, 2007, was postponed to May 21, 2007, and held on the premises located at 320 Plus Park Boulevard, Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Tennessean, a newspaper of general circulation in Davidson County, Tennessee, on April 20, 2007, April 27, 2007 and May 4, 2007.

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Iron Creek Ventures, Inc., a Delaware corporation, assignee of the indebtedness secured by the Deed of Trust, assigned from Wells Fargo Bank N.A., as Trustee for the registered holders of Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 2001-CK1, acting through its Special Servicer, CWCapital Asset Management LLC, was the highest and best bidder, the Substitute Trustee thereby concluding the sale as of 1:12 p.m. on May 21,2007, by announcing that the Property had sold;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the credit bid of Iron Creek Ventures, Inc., acknowledges the credit in the amount of One Million Two Hundred Fifty Thousand Dollars ($1,250,000.00) the credit in the amount, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Iron Creek Ventures, Inc., its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to GOF Partners, by deed of record in Book 7070, Page 860, R.O.D.C., and also being Lot 19 on the plat of The Park Plus Section 17 as of record in Plat Book 6200, Page 444, R.O.D.C., to which reference is hereby made and being more particularly described as follows:
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> BEGINNING at an existing concrete monument on the easterly right-of-way line of Plus Park Boulevard at the northwest corner of lot 9 as shown on the plat of The Park Plus Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.;
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> THENCE, along the easterly right-of-way line of Plus Park Boulevard the following calls: along a curve to left 139.95 feet said curve having a radius of 806.61 feet, a tangent of 70.15 feet and a chord bearing and distance of N 4° 59' 52" W, 139.78 feet to an iron rod set; N 9° 58' 06" W, 104.17 feet to an iron rod set; along a curve to right 190.00 feet said curve having a radius of 358.44 feet, a tangent of 97.29 feet and a chord bearing and distance of N 5° 13' 02" E, 187.78 feet to an iron rod set at the southwest corner of lot 18 as shown on the above mentioned plat.
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> THENCE, leaving the easterly right-of-way line of Plus Park Boulevard with the southerly lines of said lot 18 S 73° 16' 02" E, 293.34 feet to an iron rod set on the easterly line of Lot 9 The Plus Park Section Nine as of record in Plat Book 4460, Page 113, R.O.D.C.
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> THENCE, along the easterly line of said Section 9 the following calls: S 19° 34' 18" W, 127.47 feet to an iron rod found; S 0° 10' 24" W, 225.70 feet to

an iron rod found; N 89° 38' 22" W, 224.41 feet to the concrete monument at the point of beginning.

Containing 99,282.5 square feet or 2.28 acres, more or less.

The above described property being one of the two platted Lots conveyed to Hood Bay, LLC, a Tennessee limited liability company, by quitclaim deed from GOF Partners, a Tennessee general partnership, of record as Instrument No. 20001221-0125367 and by Special Warranty Deed from GOF Partners, of record as Instrument No. 20001221-0125366 Register's Office for Davidson County, Tennessee, and being Lot 19 as described in that ALTA/ASCM Land Title Survey as prepared by Barge, Waggoner, Sumner & Cannon, Inc., Nashville, Tennessee (Surveyor's File No. 04642-03) dated September 22, 2000 (last revised December 13, 2000).

This improved property known as 320 Plus Park Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Iron Creek Ventures, Inc., its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto Iron Creek Ventures, Inc., all of his right, title and interest in the said property as Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 21st day of May, 2007.

Marc T. McNamee, Substitute Trustee

MARC T. MCNAMEE,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marc T. McNamee, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of May, 2007.

Lisa K Brian

NOTARY PUBLIC

My Commission Expires: 5/23/2009

LISA K. BRIAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.